



**CITY OF EVERETT
NEW EVERETT HIGH SCHOOL – NO. 26-14
ADDENDUM NO. 1**

Date Issued: January 26, 2026

Project: #26-14 – Request for Design Services at Everett High School

NOTICE TO ALL BIDDERS

This Addendum is issued to amend the Request for Services for Design Services at Everett High School.

1. Change to Submission Deadline: The deadline for submission of proposals has been extended from Wednesday, February 11, 2026, at 12:00 PM to Wednesday, February 11, 2026, at 2:00 PM.
2. Please find attached the presentation from the Designer Briefing on January 21, 2026.
3. Please find attached the sign-in sheet from the Designer Briefing on January 21, 2026.

This Addendum modifies and becomes part of the original bid documents for RFS #26-14.

All other terms and conditions of the Request for Services #26-14 remain unchanged. Proposers must acknowledge receipt of this Addendum with their submission.

Kiara M. Freeman
Chief Procurement Officer
City of Everett

DESIGNER BRIEFING

Everett High School
Everett, MA

January 21, 3 PM



AGENDA

- 01 Tour
- 02 Project Understanding
 - Project Schedule
 - Site
- 03 DSP Calendar
- 04 RFS Items to Note
- 05 Additional Information / Questions



EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | PROJECT SCHEDULE*



- **3/10/2026: MSBA Designer Selection Panel Meeting – Applications Review**
- **3/24/2026: MSBA Designer Selection Panel Meeting – Potential Interviews**
- **April 2026: Designer Contract Award**
- **April 2026 - August 2026: Preliminary Design Program [PDP]**
- **August 2026: PDP Submission to the MSBA**
- **September 2026-December 2026: Preferred Schematic Report [PSR]**
- **December 2026: PSR Submission to the MSBA**
- **January 2027: MSBA Facilities Subcommittee Meeting for PSR**
- **February 2027: MSBA Board of Directors Meeting for PSR**
- **January 2027 - June 2027: Schematic Design [SD]**
- **June 2027: Schematic Design Submission to the MSBA**
- **July 2027: MSBA Facilities Subcommittee Meeting for SD**
- **August 2027: MSBA Board of Directors Meeting for SD**

**Please note dates are subject to change*

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



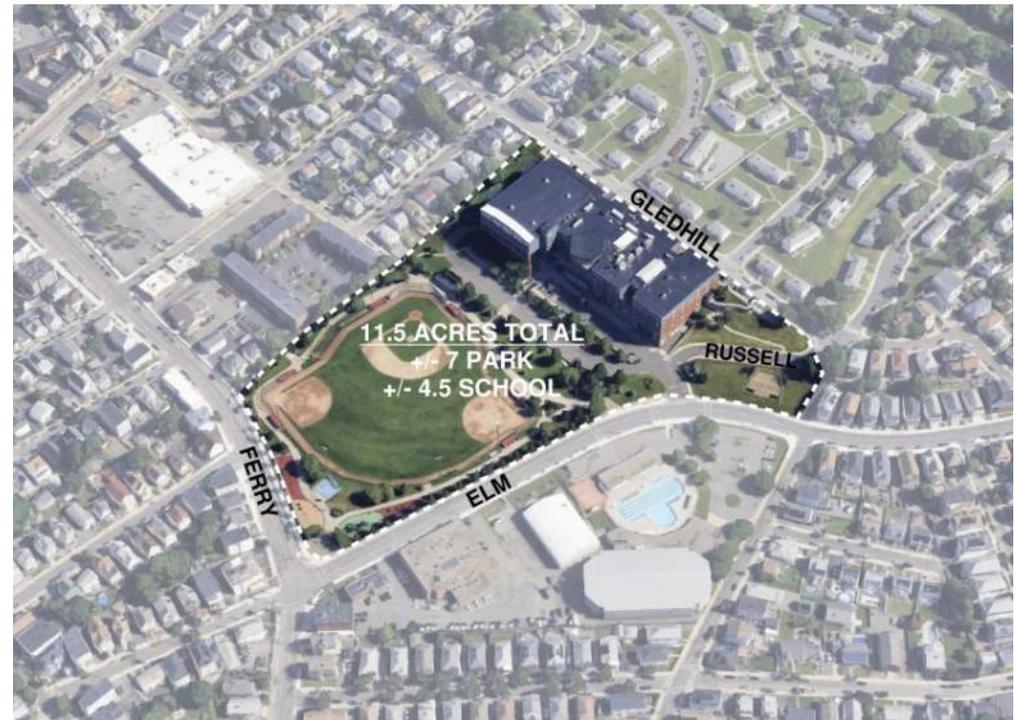
From 1/14/26 SBC Meeting – Base Repair/ Code Upgrade Option

POINTS OF INFORMATION

- Mandatory to study for an MSBA Project
- Will not address any space-related deficiencies or add any square footage to accommodate increased enrollment or additional programs
- Simply quantifies the impact and cost to bring the School up to current building codes
- This option yields no reimbursement from the MSBA

KEY CHALLENGES

- Temporary loss of parking and fields to support construction sequencing and operations
- Creation of modular classrooms to allow a sequenced renovation of the existing school
- Impact to operations and ongoing education in an occupied school
- Increased pressure on parking, circulation, and safety



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – Addition / Renovation Concepts

POINTS OF INFORMATION

- All concepts can study the feasibility of building “up” or adding floors, in addition to the below:
 - Concept A – Expand towards Russell Street
 - Concept B – Expand towards Glendale Park
 - Concept C – Expand towards Housing / Gledhill

KEY CHALLENGES (applicable to all concepts)

- Temporary loss of parking and fields to support construction sequencing and operations
- Creation of modular classrooms to allow a sequenced renovation/interface with the existing school (potential)
- Impact to operations and ongoing education in an occupied school
- Increased pressure on parking, circulation and safety
- Parking is inadequate for the current School, and will only become more challenging with an expanded School



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – Addition / Renovation Concept A Challenges

KEY CHALLENGES (Concept A)

- Reconfiguration of right-of-way (Russel Street)
- Interface with existing underground and surface utilities feeding existing school
- **Potentially not enough space to accommodate the required addition**



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – Addition / Renovation Concept B Challenges

KEY CHALLENGES (Concept B)

- Likely loss of permanent parking, further exacerbating parking issues
- **Potential need to push into Park / field space, triggering Article 97 issues**
- Difficulty in the vertical alignment of a new addition on the downhill side of the site
- Difficulty in creating meaningful connections to the existing school interior



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – Addition / Renovation Concept C Challenges

KEY CHALLENGES (Concept C)

- Creation of a separate / new project that must be completed prior to commencement of construction
 - Coordination with other City entities to study, plan, fund and commence housing consolidation project
 - Extended HS project schedule
 - Additional costs to the City
- Impact to right-of-way (Gledhill Avenue)
- Difficulty in creating meaningful connections to the existing school interior (buildings only connect at existing upper floors)



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – New Construction Concepts (On-Site)

POINTS OF INFORMATION

- Study construction of an all-new, stand-alone building on Glendale Park

KEY CHALLENGES

- It is highly unlikely that Glendale Park could be replicated on-site if its location were to shift towards the hill
 - Significant Article 97 impact: where would a replacement park be sited?
 - Cost and process to create a replacement park off-site
- Loss of parking and fields to support construction sequencing and operations
- Impact to operations and ongoing education in an occupied school
- Increased pressure on parking, circulation, and safety
- Does not help address system-wide overcrowding and the ability to reuse the existing school as a middle school



EXISTING HIGH SCHOOL SITE

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting – New Construction Concepts (Expanded Existing)

POINTS OF INFORMATION

- Study construction of an all-new, stand-alone building on City-Owned land directly across Elm Street
- Allows Glendale Park and Existing HS to continue operations indefinitely
- Potentially creates a “campus” at the existing site that could include both the new HS and a consolidated Middle School

KEY CHALLENGES

- Required relocation of multiple City uses/buildings prior to construction
 - Creation of a separate/new projects that must be completed prior to commencement of construction
 - Coordination with other City entities to study, plan, fund, and commence relocation projects for Fire, Police, Emergency Call Center, Recreation Center
 - Extended HS project schedule
 - Additional costs to the City



EXISTING HIGH SCHOOL SITE (EXPANDED)

EVERETT HIGH SCHOOL | DESIGNER BRIEFING

PROJECT UNDERSTANDING | SITE



From 1/14/26 SBC Meeting– New Construction Concepts (Rivergreen Options)

POINTS OF INFORMATION

- Study construction of an all-new building on City-Owned land at the Rivergreen / Seven Acre Park site
- Allows Glendale Park and Existing HS to continue operations indefinitely
- Potentially creates a “campus” at the Rivergreen site that both provides athletic fields for the School and enhanced park space

KEY CHALLENGES (applicable to all Rivergreen concepts)

- **Article 97 considerations – investigate whether it’s possible to site a new building and replicate the existing Park without land acquisition**
- **Likely need for land acquisition**
 - **Further investigate the process, cost and schedule for acquisition of various parcels surrounding the City owned land**
- Study impacts to bussing, traffic and access
- Complex environmental permitting



RIVERGREEN SITE

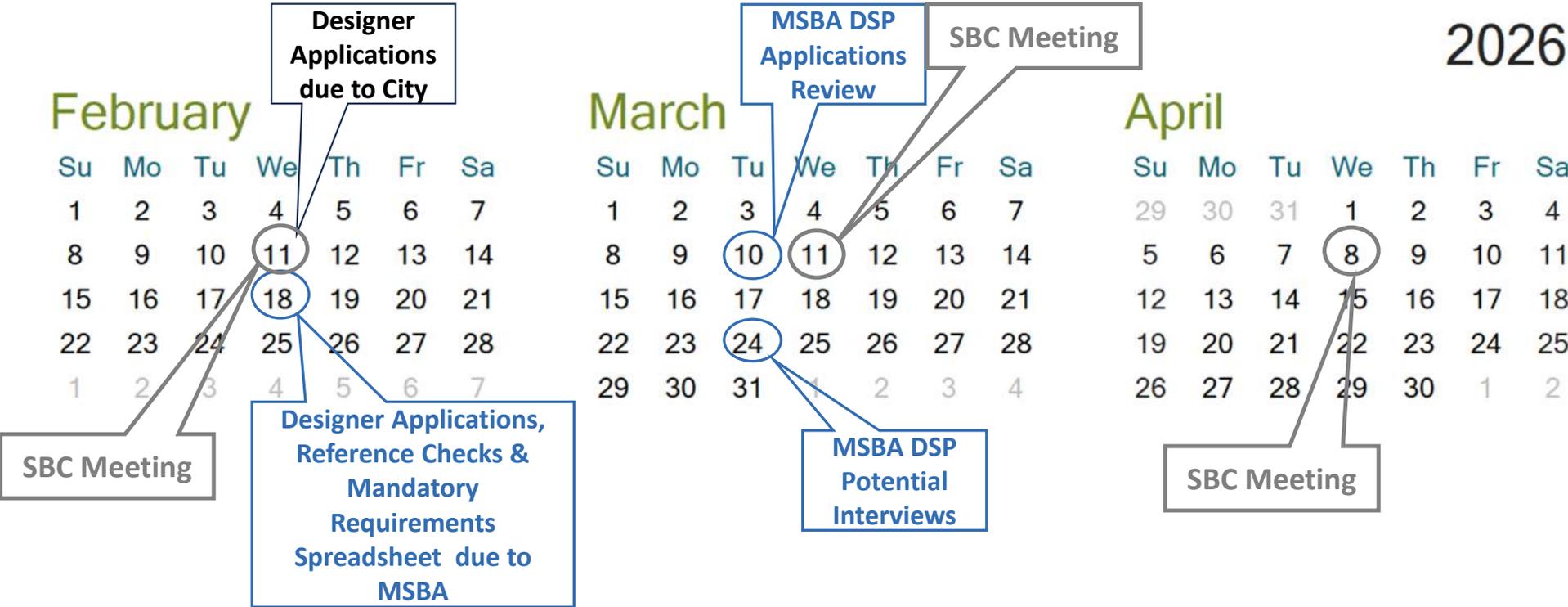
EVERETT HIGH SCHOOL | DESIGNER BRIEFING

DESIGNER PROCUREMENT SCHEDULE



Designer Procurement Process Timeline

2026



EVERETT HIGH SCHOOL | DESIGNER BRIEFING



RFS ITEMS TO NOTE

Questions are due on **Wednesday, February 4, 2026, at 12:00 PM.**

Questions shall be addressed to Ms. Kiara Freeman, Chief Procurement Officer, City of Everett, via email Kiara.Freeman@ci.Everett.ma.us & Ms. Leena Long, Owner's Project Manager, LeftField, via email ELong@LeftFieldpm.com

PHONE CALLS WILL NOT BE ACCEPTED

Proposals [paper and flash drive] due on or before February 11, 2026, at 12:00 PM, and delivered to:

**Kiara Freeman, Chief Procurement Officer
City of Everett
484 Broadway, Room 14
Everett, MA 02149**

EVERETT HIGH SCHOOL | DESIGNER BRIEFING



RFS ITEMS TO NOTE

Miscellaneous RFS items to note:

- The project may consider the Ch. 149A CM-R delivery methodology.
- Please note all the consultants that were listed in the RFS; we listed a door hardware consultant
- Please note SDO Goals of 5.7% MBE, 10.7% WBE, and .75% VBE/ SDVOBE percentages listed in the RFS.
- An exhibit 'A' will be referenced in the Designer Contract to reference and codify certain deliverables that may not be specifically identified in the stand-alone MSBA standard Designer contract, such as deliverables related to FFE, Technology, and other Module tasks, which have been issued by the MSBA by way of MSBA project advisories.

THANK YOU!



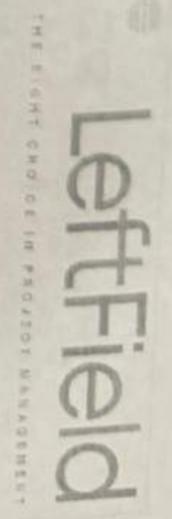
Meeting Sign-In Sheet

Project: Everett High School

Meeting Topic: Designer Briefing

Date: 1/21/2026

Time: 3:00PM



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Tom Stella	WSP	617 885-6109	thomas.stella@wsp.com
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Pam Deyan	Sarborn Head	617 669 7272	JLEI@LEIB-ATL.COM
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DANIEL GUATELLO	PERKINS EASTMAN	617-712-2151	d.guarello@perkinseastman.com

LeftField

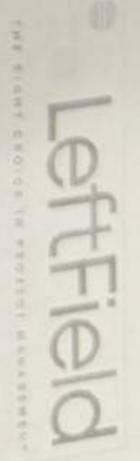
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Name	Company	Phone Number	Email
Rob Moreschi	Everett Public Schools	781-584-2801	RMoreschi@everett.k12.ma.us
Kiara Freeman	City of Everett	617-285-5187	Kiara.Freeman@ci.everett.ma.us
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